

TOWN MANAGER
Ken Deal

TOWN CLERK
Pamela Mills

TOWN ATTORNEY
Tom Brooke



MAYOR
Lee Withers

TOWN COUNCIL
Arthur Heggins
Brandon Linn
Rodney Phillips
Charles Seaford
Steve Stroud

CHINA GROVE PLANNING BOARD MEETING

Minutes of Regular Meeting

Thursday, November 8, 2018

The China Grove Planning Board met on Thursday, November 8, 2018 at 7:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

Planning Board Members Present: Butch Bivens, Vice Chairman
Jason Higgins
Jason Hinson
Natalie Morgan
Brie Bivens-Hager

Planning Board Members Absent: David Morton, Chairman
Rodney Phillips

Staff Present: Pamela Mills, Town Clerk
Franklin Gover, Assistant Town Manager

Visitors: Matthew Ray

Roll Call and Recognition of Quorum

Mr. Bivens called the meeting to order at 7:00 PM. The presence of a quorum was recognized at that time.

Approval/ Corrections of Minutes

Mr. Hinson made the motion to approve the September 13th, 2018 minutes. Mr. Higgins seconded the motion, which carried unanimously.

Adoption of Agenda

Mr. Higgins made an amendment to agenda to remove item number 7 until the required documents are received. Mr. Higgins made the motion to adopt the agenda. Mr. Hinson seconded the motion, which carried unanimously.

2018-CUP-04

Mr. Gover stated the applicant Matthew Ray is requesting a conditional use permit for a tattoo parlor at the corner of Columbus and US HWY 29 S. He stated this business would be located in an existing retail space which includes French Express Coffee Shop, Stone Seafood and The Bee Hive. He stated this application is on a 9.6-acre parcel and located in a 2700 sq. ft. building if approve. He stated in 2016 improvements were made to the property which included striping on the parking lot, and planters. He stated a conditional use permit was approved in 2017 to allow a new drive through for the coffee shop.

He stated improvements were made at that time which includes a paved drive-through, screening of the dumpster and landscaping.

Mr. Higgins asked in which building would this studio be. Mr. Gover stated in-between The Bee Hive and French Express. Mr. Ray stated the room is around 200 sq. ft. with a hall way that connects with the coffee shop. Mr. Hinson asked if the full space was 200 sq. ft. Mr. Ray said the main room is 200 sq. ft. and then there is the hall way with a shared bathroom with the coffee shop.

Mrs. Bivens asked how many arts will be in the show. Mr. Ray stated just him. He stated parking should not be an issue since one client could take up to 8 hours.

Mr. Bivens asked is there any regulations or special requirements that the Town has. Mr. Gover stated not that the town enforces. He stated the applicant would be able to speak on regulations the state may have. Mr. Ray stated after the CUP process, Environmental Health regulates this type of business by inspection. He stated there is a yearly inspection.

He stated improvements to the site meet the intent of the UDO with some exceptions. He stated the Board needs to consider if a Tattoo Studio is compatible with the uses. He stated all the site plan improvements need to be meet.

Mr. Bivens opened the courtesy hearing.

Mr. Bivens closed the courtesy hearing.

Mr. Higgins made a motion to recommend 2018-CUP-04 to allow a tattoo parlor SIC 7299 in a Highway Business (H-B) District on Rowan County Tax Parcel 129 092 with the condition of getting the parking lot striped in the rear of the property. Mrs. Bivens-Hager seconded the motion, which was carried unanimously.

Adjourn

Mr. Higgins made the motion to adjourn. Mrs. Bivens-Hager seconded the motion, which was carried unanimously.

David Morton
Chairman

Pamela L. Mills, CMC
Town Clerk